

**PLANNING COMMITTEE**  
**Schedule of Supplementary Information**

**2<sup>nd</sup> February 2023**

**Members are advised of the enclosed information that was either  
received or requested after the production of the planning applications report**

**Bolton  
Council**

# 14144/22

Ward	Location
HARP	16 LEYTON CLOSE, FARNWORTH, BOLTON, BL4 0LX

A further objection has been received from a previous objector by email following the publishing of the Officer's Committee Report. The objection raised the following issues:

- *Item 1) states that the Officer's Report does not accurately reflect the number of objections received.*

**Officer Response:** There are 10 objections (from individual addresses) to the application that have been received in relation to the subject application. There are several addresses that have submitted more than one objection. Where this is the case, and as is standard practice, these have been noted as a single objection for the purposes of the Officer's Report.

A petition has also been received objecting to the proposal and included signatures from 21 individual addresses.

- *Items 2) to 5) disagreements with the assessment outlined in the Officer's Report, including the following issues raised:*
  - a. *Development does not comply with policy.*
  - b. *Rear extension would be visible from the street, would create a terracing effect and would be larger than other extension on the street.*
  - c. *The extension exceeds the 3m projection permitted by the House Extensions SPD.*
  - d. *The development would harm the amenity of neighbouring properties.*

**Officer Response:** These matters are all addressed within the assessment as outlined throughout the Officer's Report. The assessment has been undertaken in accordance with the relevant planning policies and guidance, where Officers consider that the proposal complies with the relevant policy and guidance. Therefore, the proposal is recommended for approval subject to conditions.

- *Item 6) impact on parking and loss of garden space to provide two car parking spaces on site.*

**Officer Response:** The proposed development would include two car parking spaces on site, which would be secured by Condition 5 as outlined in the Officer's recommendation. Council's Highways Engineer has raised no objection with regards to parking impacts of the proposal.

The proposed car parking would result in a slight reduction in the front garden; however, as outlined in the proposed plans (drawing no. 01), those works would be consistent with the allowable provisions under Permitted Development and would be similar to the existing driveway at No.14 Leyton Close adjoining the site.

- *Item 7) disputes the conclusion of the Officer's Report.*

**Officer Response:** The assessment against the relevant planning policies and guidance is outlined throughout the Officer's Report and provides justification for the conclusion.

- *Item 8) disagrees with the content of the Representations and Consideration Annex within the Officer's Report.*

**Officer Response:** This item is dealt with in the above response to Item 1) regarding objections. Matters relating to flood risk and overshadowing are dealt with in the Officer's Report (under the 'Representations' section and paras. 20-26, respectively).

14572/22	
Ward	Location
HULT	509 ST HELENS ROAD, BOLTON, BL3 3SE

Councillor Patel has requested that application 14572/22 is deferred from this meeting.